



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

March 31, 2004

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

NOTICE OF PREPARATION OF THE LA PUENTE REDEVELOPMENT PROJECT – CITY OF LA PUENTE (FIRST DISTRICT)

Consistent with your Board's instruction of February 4, 1997, regarding the preparation of reports on proposed redevelopment projects by the County's cities, and pursuant to the Policies and Procedures governing the County's approach to city redevelopment activities adopted by your Board on October 8, 2002, we are advising your Board that the City of La Puente has sent us a Notice of Preparation for a new redevelopment project -- the La Puente Redevelopment Project area. The Notice of Preparation includes the following information:

- The new project consists of approximately 275 acres in five sub areas.
- According to the Agency, the goals for the project include the following:
 - To eliminate and prevent the spread of blight;
 - To foster investment of capital in the project area by providing assistance for public and private development;
 - To support the City's housing efforts to increase and improve the community's supply of affordable housing;
 - To promote improvements in commercial and industrial areas, which will expand the local economic base and further reduce blight; and
 - To encourage public participation in the planning and implementation of the Redevelopment Plan.

Each Supervisor
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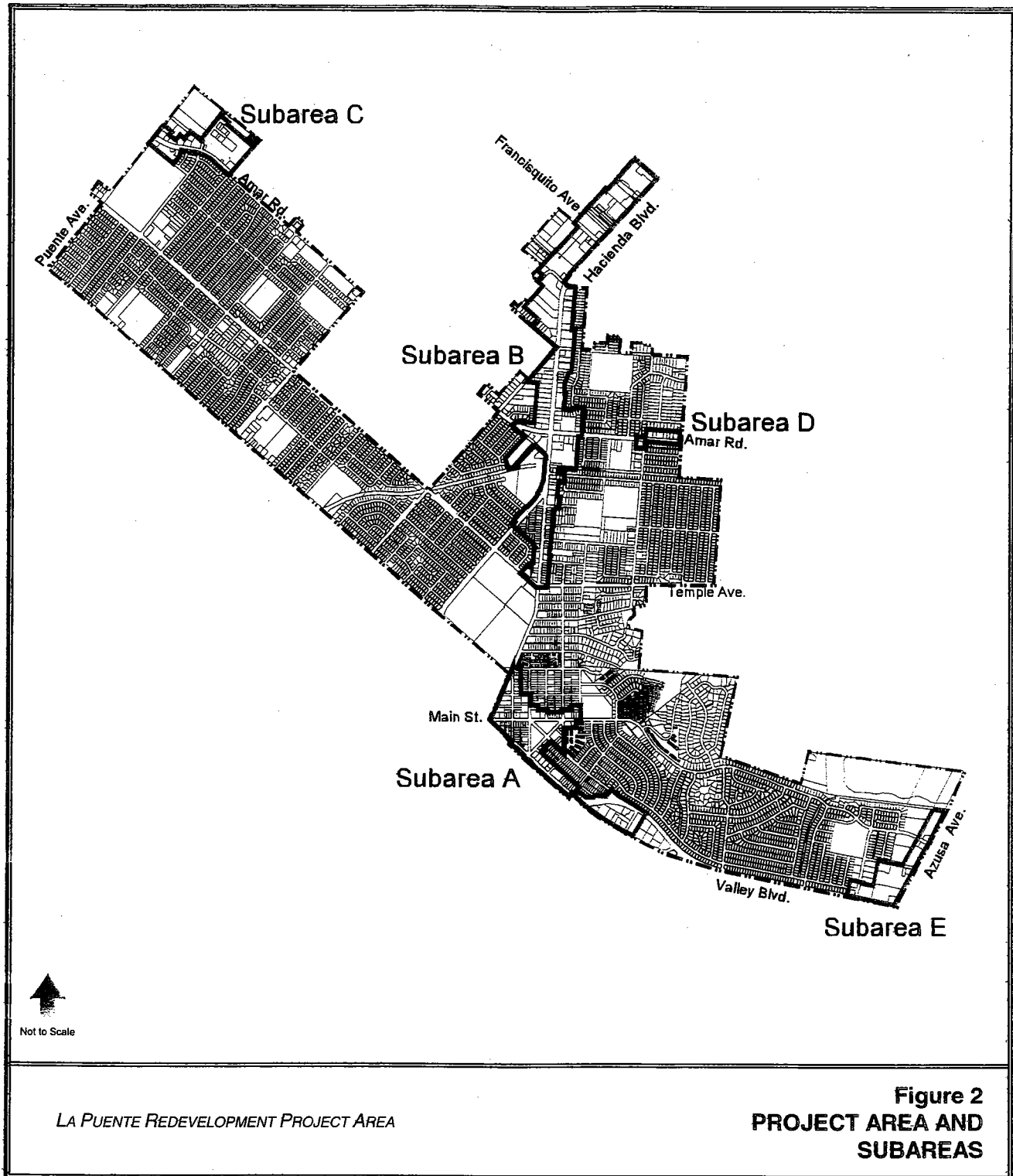
A project description and map excerpted from the Agency's Notice of Preparation are attached. Further information will be available in the Agency's Preliminary Report. The Preliminary Report will include the Agency's analysis of blight, assessment of proposed financing, amount of tax increment anticipated from the proposed project, and a description of the redevelopment projects planned by the Agency. Upon receipt of this document from the Agency, we will send your Board another report, including a financial analysis and a determination of whether the proposed Project is generally consistent with Community Redevelopment Law.

If you have any questions regarding this information, please call me, or your staff may call Robert Moran of my office at (213) 974-1130.

DEJ:LS
MKZ:RTM:nl

Attachment

c: Auditor-Controller
County Counsel



G. Zoning:

R1, RVL, R3, C2, DBD and OBP

H. Description of Project:

The proposed project is the adoption of a new redevelopment plan for a project area known as the La Puente Redevelopment Project Area in accordance with the standards of the California Community Redevelopment Law ("CRL"), Health and Safety Code Section 33000, et seq. The Project Area totals approximately 275 acres in the City of La Puente. It is proposed that a program Environmental Impact Report ("EIR") be prepared for this project.

The overall redevelopment goals for the project include, but are not limited to, the following:

- To eliminate and prevent the spread of blight;
- To foster private investment of capital in the Project Area by providing procedural and financial mechanisms by which the Agency can assist public and private development, redevelopment and revitalization in the residential, commercial and industrial areas;
- To support the City's housing efforts to increase, improve and preserve the community's supply of affordable housing for persons of low- and moderate-income;
- To provide adequate infrastructure including, but not limited to, streets, streetlights, streetscapes and drainage that promotes safety, economic revitalization and community identity;
- To improve and expand public facilities in the Project Area;
- To improve and expand the commercial and industrial sectors with establishments that improve the City's tax revenue base and provide new job opportunities; and
- To encourage public participation in the planning and implementation of the Redevelopment Plan.

The redevelopment objectives for the Project Area will be achieved through the use and application of rehabilitation, revitalization, economic incentives and adaptive reuse of existing structures and development of existing vacant land in accordance with the City of La Puente General Plan, as amended, and the City's Municipal Code.

For purposes of environmental analysis, the potential future development of the Project Area is focused on those scattered properties that are currently vacant or underutilized. Vacant or underutilized properties are identified in a blight survey study of the Project Area conducted during the months of September and October 2003. This survey identified all properties within the Project Area that met the CRL's criteria for the conditions of physical and economic blight. Indicators of blight found in the Project Area included factors such as, but not limited to, underutilized parcels, unsafe structures, substandard design, incompatible uses, irregular lot sizes and shapes, overcrowding, poor maintenance and dilapidation, high crime, vacancies, and lack of adequate on-site parking.

Activities of the Redevelopment Plan may include:

- Acquisition of real property without the use of eminent domain on residential properties and the management of property under the ownership and control of the Agency.
- Improvements, additions and preservation of the community's housing stock.
- Public improvements including, but not limited to, streets, curbs, gutters, sidewalks, alleys, sewer lines, water lines, drainage systems, and similar improvements to remove blighted influences in residential, commercial and industrial areas of the Project Area.
- Development assistance to ensure financial feasibility of redevelopment activities such as the rehabilitation of housing units and business structures, expansion and retention of existing businesses and the attraction of new businesses.

The Agency is required to set aside 20 percent of all tax increment revenues for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing within the City of La Puente, either inside or outside the Project Area.

Size and Uses -- Redevelopment activities in the Project Area shall conform to the City of La Puente General Plan policies. The type, size, height and density of all structures shall be limited by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the General Plan and Municipal Code. The Redevelopment Plan will provide for continuous land use conformity with the General Plan and include all streets and public facilities indicated by the General Plan. The Redevelopment Plan shall automatically incorporate by reference any approved General Plan changes.

Circulation -- The principal north-south streets in the Project Area are Puente Avenue, Hacienda Boulevard, Glendora Avenue and Azusa Avenue. The principal east-west streets in the Project Area include Francisquito Avenue, Amar Road, Temple Avenue, Main Street, Old Valley Boulevard and Valley Boulevard. These principal streets are illustrated in Figure 2.

I. Surrounding Land Uses and Setting:

The Project Area is surrounded by residential, commercial, industrial, open space and public land. The City of La Puente neighbors the cities of Industry and West Covina, and the unincorporated lands of Los Angeles County.

J. Other Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement).

The City of La Puente

K. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

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|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/
Circulation |
| <input checked="" type="checkbox"/> Utilities and Service System | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |